



72 Greetwell Close

Lincoln, LN2 4BA

£1,500 pcm

AVAILABLE NOW - This substantial Detached Home offers spacious accommodation briefly comprising of an Entrance Hall providing access to a Lounge, Conservatory, Dining Room, Kitchen, Utility Room, Study, Office and a downstairs WC. To the First Floor there are Five Double Bedrooms and a Family Bathroom with bath with overhead shower. The property also benefits from a generous wraparound garden, an extended driveway and a single garage.



LOCATION

Greetwell Close is situated in a well established residential area to the east of Lincoln, within close proximity of Lincoln County Hospital. The location offers convenient access to a range of local amenities, including shops, schools and public transport links, with easy routes into Lincoln city centre, the A158 and surrounding areas. This position makes the property particularly suitable for those seeking good access to healthcare facilities while remaining well connected to the wider city.

ACCOMMODATION

Available immediately, this well-proportioned detached property must be viewed to fully appreciate the size and versatility of the accommodation on offer. The ground floor comprises of an Entrance Hall leading to a Living Room with Conservatory, Dining Room and Kitchen with adjoining Utility Room, along with additional reception space by way of an Office and separate Study, as well as a downstairs WC. Upstairs, the spacious landing provides access to Bedroom One, Bedroom Two and Bedroom Three with built-in wardrobes, Bedroom Four and an extended double Bedroom which benefits from a balcony overlooking the rear garden. The Family Bathroom is fitted with a bath with overhead shower, with further built-in storage available off the landing.

OUTSIDE

There are generous wraparound gardens with patio areas, an extended driveway providing off-road parking for multiple vehicles and also gives access to the left-hand single garage. Please note the right-hand garage is not accessible and is not included within the tenancy.

RENT AND DEPOSIT

The asking Rent for the property is £1,500.00 per calendar month and the Tenancy Deposit is £1,730.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £345.00.

TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/fixed term.

ADDITIONAL FEES

There are no application fees payable. You will be required to pay a Holding Deposit equal to one weeks rent to secure the property. More information on charges to Tenants can be found on our website - <https://mundys.net/additional-fees/>

VIEWINGS

By prior appointment through Mundys.

- Five Double Bedrooms
- Built-in Wardrobes to Two Bedrooms
- Four Reception Rooms
- Property Available Now
- Single Garage & Driveway
- Generous Wraparound Garden
- Popular Uphill Location
- Kitchen and Utility Room
- EPC Energy Rating - E
- Council Tax Band - D



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

**Museum Court
Grantham Street
Lincoln
LN2 1JB**

**www.mundys.net
lettings@mundys.net
01522 556 099**